

NOTICE OF PREPARATION
OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED
COSTCO WAREHOUSE PROJECT
1705 AUTOMATION PARKWAY AT HOSTETTER ROAD, SAN JOSÉ

PROJECT APPLICANT: Costco Wholesale Corporation
CITY OF SAN JOSE FILE NO: CP05-046, CP05-047
APN: 244-14-002, -014, -015

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the proposed above-referenced project. The City would like to know your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering permits or other approvals for this project.

The project description, location, and probable environmental effects, which will be analyzed in the Draft EIR for the project, are attached. According to State law, the deadline for your response is 30 days after receipt of this notice, however, we would appreciate an earlier response, if possible. Written comments will be accepted until Wednesday, October 19, 2005 at 5:00 p.m. Please identify a contact person, and send your response to:

City of San José
Department of Planning, Building and Code Enforcement
Attn: Michael Rhoades
200 East Santa Clara Street
San José, CA 95113-1905
Phone: (408) 535-7821
Fax: (408) 292-6055
Michael.Rhoades@sanjoseca.gov

Stephen Haase
Director of Planning, Building and Code Enforcement

Date: September 16, 2005

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CITY OF SAN JOSE**

September 19, 2005

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project. Although an EIR is one of the first documents to be reviewed when considering a project, the document itself, including its certification, does NOT constitute project approval. The proposed project will undergo a public hearing before the Planning Commission prior to any formal City action.

The EIR for the proposed development by the Costco Warehouse Corporation will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the project,
- A project description,
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures,
- Alternatives to the project as proposed, and
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources, (c) the growth-inducing impacts of the proposed project, and (d) cumulative impacts.

Project Location

The 13.55 acre project site is located at 1705 Automation Parkway at the northwest corner of the intersection of Automation Parkway and Hostetter Road in north San José. The project site is bounded by a variety of land uses, including industrial park buildings to the east, an unused parking lot to the north, the U.S. Postal Service Lundy Avenue Main Post Office to the west, and by residential units and commercial uses to the south across Hostetter Road. Regional and vicinity maps of the site are shown on Figures 1, and 2, respectively.

Project Description

The proposed project is the construction a new Costco Warehouse, tire center, and retail gas station on a 13.55 acre industrial parcel in the City of San Jose. The stated goal of the applicant is to develop a commercial business. The proposed project will require the issuance of two Conditional Use Permits for construction of the proposed warehouse and gas station. The site is designated as *Industrial Park with a Mixed Industrial Overlay* in the Land Use/Transportation Diagram of the San José 2020 General Plan, and is zoned *IP: Industrial Park*. The proposed commercial uses would be permitted under these existing designations.

The proposed project is the construction of an approximately 147,000 square foot wholesale/retail warehouse and tire center in one, one-story building at the north end of the site, and a 16-pump retail gas station at the south end of the site near the intersection of Automation Parkway and Hostetter Road. The gross floor area would be approximately 141,500 square feet for the main warehouse building and 5,200 square feet for the attached tire center. The project would provide a total of approximately 740 parking stalls and may also include improvements to streets and sidewalks in the project vicinity. Existing driveways onto Hostetter Road and Automation Parkway would be modified to provide better circulation and access to the warehouse and gas station.

The project site is currently developed with one approximately 225,000 square foot two-story vacant industrial manufacturing building, parking lots, and landscaping. This existing development would be demolished and the concrete materials may be crushed and reused on site.

Potential Environmental Impacts of the Project

The project EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. The EIR will include at least the following specific environmental categories related to the proposed development:

Land Use

The project site is currently developed with a vacant industrial building, surface parking lots, and landscaping. The EIR will describe the existing land uses on the site and in the project area. The EIR will identify land use impacts and conflicts that could result to the various project components from nearby land uses, as well as impacts upon nearby land uses resulting from the project. Mitigation and avoidance measures will be identified, as necessary, for significant land use impacts.

Geology and Soils

The EIR will describe the geologic conditions of the site and potential impacts to the project, based upon a project-specific geotechnical report prepared by a licensed geologist. The EIR will include an analysis of the design and construction measures identified in the report, as necessary, to reduce any geological impacts to a less than significant level.

Drainage and Water Quality

The EIR will include an analysis of the change in stormwater runoff generated by the proposed project and will identify any improvements necessary to avoid significant impacts from storm water runoff, as appropriate.

Biological Resources

Although the site has been developed with structures, parking lots, and landscaping, the EIR will identify any biological resources on the site, including existing landscape trees. Impacts to trees and other biological resources on site will be disclosed, and mitigation and avoidance measures will be identified as necessary.

Hazardous Materials

The project site is currently occupied by vacant industrial uses and is located near active industrial uses. The EIR will address the existing conditions on and adjacent to the site, including the potential for contamination to be present on the site from past industrial and agricultural uses. Any impacts from the proposed use of hazardous materials on site will be identified, and mitigation and avoidance measures will be identified.

Traffic and Circulation

The EIR will identify the existing roadway conditions, circulation patterns, and other elements of the transportation system in and around the project site, including the local streets and intersections, and freeways. A traffic impact analysis will be prepared in accordance with the requirements of the City of San José and Santa Clara Valley Transportation Authority Congestion Management Program. The EIR will include a near-term, level of service intersection analysis, to identify the potential traffic impacts of the proposed commercial development. Impacts to freeway segments will also be identified as necessary. Mitigation measures for significant traffic and circulation impacts will be identified, as appropriate.

Air Quality

The EIR will describe the air quality conditions in the Bay Area and will evaluate the air quality impacts of the proposed warehouse and gas station. The EIR will evaluate both the local and regional air quality impacts associated with the proposed project, including the impacts from queuing at the gas station. Short-term air quality impacts associated with construction will also be addressed. Mitigation measures will be identified, as appropriate, for significant impacts.

Noise

The EIR will describe the existing noise conditions in the project area and address potential noise impacts, based upon a noise analysis to be prepared for the project. This analysis will include measurements of existing noise levels on the project site and at the nearest sensitive land uses. Noise impacts to and noise impacts from adjacent land uses will be determined and assessed. The EIR will also discuss demolition and construction noise impacts and will discuss conformance with City of San José noise guidelines and identify mitigation and avoidance measures for significant noise impacts.

Visual Resources

The EIR will describe the existing visual character of the project area and the change in visual character resulting from development of the project. The EIR will describe any relevant policy issues in terms of the City's landscaping, architecture, and commercial design review standards.

Cultural Resources

The EIR will discuss the likelihood that archaeological or other cultural resources could be impacted by the project, and identify appropriate mitigation measures, if necessary.

Utilities and Service Systems

The EIR will describe the existing utilities and services in the project area, including the storm sewer system and address any utility infrastructure improvements necessary to serve the project. The EIR will identify appropriate mitigation measures, if necessary.

Public Services

The EIR will describe the provision of public services, including police service and fire protection in the project area, and the capacity of the service providers to serve the project.

Energy

In conformance with CEQA the EIR will examine the potential for the project to result in energy impacts and discuss any energy conservation measures included in the project.

Cumulative Impacts

The EIR will include a discussion of cumulative impacts of the proposed project in combination with other past, pending, and reasonably foreseeable future development in the area, based upon information available from the City and neighboring jurisdictions. The EIR will analyze and describe the significant cumulative impacts to which the project would contribute. It is anticipated that this discussion will focus mainly on cumulative traffic and noise impacts.

Alternatives

The EIR will evaluate possible alternatives to the proposed project, based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the project's significant environmental effects. The alternatives to be evaluated in the EIR could include, but are not limited to, the following:

1. No Project Alternative (i.e., existing conditions);
2. Reduced Development Alternative;
3. Warehouse Only Alternative;
4. Alternative Location Alternative.

The alternatives discussion will describe the environmental impacts and benefits of the alternatives, compared with the proposed project. In accordance with CEQA, the EIR will identify an environmentally superior alternative from the alternatives described, based on the number and degree of associated environmental impacts.

Other Required Sections

The above discussions identify and highlight the major topical issues to be addressed in the proposed EIR. In conformance with the CEQA Guidelines, the EIR will also include other information required for an EIR. These other sections include the following: 1) Consistency with General and Regional Plans; 2) Significant Unavoidable Impacts; 3) Growth Inducing Impacts; 4) Significant Irreversible Environmental Changes; 5) EIR References and Organizations & Persons Consulted; and 6) EIR Authors.